



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: May 12, 2004

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
JO: 004159**

The CITY OF SAN DIEGO will be the Lead Agency and will prepare a draft Environmental Impact Report (EIR) for the project described below. Written comments on the scope and content of the draft EIR must be received by the Land Development Review Division at the address listed below no later than 30 days after receipt of this notice. Please send your written comments to the following address: **Myra Herrmann, Senior Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to mherrmann@sandiego.gov with the Project Number in the subject line. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on May 12, 2004.

General Project Information:

- Project No. **30330**, SCH No. **Pending**
- Community Plan Area: **OTAY MESA**
- Council District: **8**
- Applicant: City of San Diego, Planning Department

Subject: OTAY MESA COMMUNITY PLAN UPDATE. The proposed project is a comprehensive update of the Otay Mesa Community Plan. The update includes modifications to the various elements of the plan to reflect land use and circulation changes. The major revisions to the plan focus on redesignating land uses within six neighborhoods throughout the community planning area. The update would redesignate Industrial uses to Residential, Commercial, and Park/School uses. Descriptions of the primary changes for the six neighborhood proposals are listed below.

Neighborhood 1

Neighborhood 1 encompasses approximately 515 acres and is located east of Interstate 805 and south of Interstate 905. The area is relatively flat and defined by canyons as is typical of mesa lands, and is designated for Residential Development with density yield ranges from 0-30 dwelling units per acre. The proposed update for Neighborhood 1 would generally comply with the existing land use designations. It is anticipated that future development may yield between 2,062 - 2,996 dwelling units in addition to areas for neighborhood commercial, schools, and park land use.

Neighborhood 2

Neighborhood 2 encompasses approximately 23 acres and is located south of State Route 905, and along Caliente Boulevard. The San Ysidro High School has opened a senior high school on the northern adjacent property. The site is presently designated as neighborhood Commercial, Senior High School, and Medium Density Residential with a density yield of 15-30 dwelling units per acre. The proposed update proposes to redesignate approximately 15 acres from High School to Medium Density Residential and 5 acres from neighborhood Commercial to Medium Density Residential. In

addition, approximately 5 acres may be redesignated from neighborhood Commercial to Mixed Use. It is anticipated that future development in this neighborhood may yield between 225 - 240 dwelling units.

Neighborhood 3

This neighborhood encompasses approximately 174.3 acres and is located west of Cactus Road, between Airway Road and Siempre Viva Road. The site borders open space associated with Spring Canyon, is relatively flat, and is presently designated for industrial park development. The property is in active agriculture production with supporting services. The proposed update would modify the existing land use designations from Industrial Park to a variety of residential designations, including approximately 41 acres of Low Residential (5-10 dwelling units per acre), 15.6 acres of Low Medium Residential (10-15 dwelling units per acre), and approximately 59.6 acres of Medium Residential (15-30 dwelling units per acre). A total of approximately 2,022 dwelling units are anticipated with future development projects in this Neighborhood. In addition, 5 acres of Industrial Park are proposed to be redesignated to Neighborhood Commercial or Mixed Use, and another 15 acres of Industrial Park would be redesignated and reserved as a school/park development.

Neighborhood 4

Neighborhood 4 consists of approximately 74.9 acres and is located east of La Media Road between Otay Mesa Road and Airway Road. The Neighborhood is relatively level area and is bisected by the proposed State Route 905 and is designated for Specialty Commercial in the current community plan. Approximately 65 acres are unencumbered by the proposed State Route. Also, the Southwestern College "Synergy Project" is adjacent to the Neighborhood site. The plan update would redesignate the Neighborhood from Specialty Commercial to Mixed Use/Residential with a density yield of approximately 30 dwelling units per acre. It is anticipated that future development would provide approximately 1,332 dwelling units in addition to a convenient retail area and along with other public improvements.

Neighborhood 5

This Neighborhood encompasses approximately 91.7 acres and is located immediately east of the Empire Center Neighborhood within the community plan, south of Otay Mesa Road and north of the proposed State Route 905. The site is relatively flat, and is presently designated as Industrial Park. The update proposes to redesignate the site from Industrial Park to Medium Residential with a density yield of 15-30 dwelling units per acre. Future development of the site could provide approximately 1,400 residential units.

Neighborhood 6

Neighborhood 6 is approximately 95 acres in size and is located west of La Media Road and north of Brown Field Airport. The site is adjacent to the Brown Field Airport and overlooks the Otay Valley Regional Park. Presently, the site is designated as Industrial Park. The proposed plan update would redesignate the property from Industrial Park to a variety of residential designations including 13.8 acres of Low Density Residential (5-10 dwelling units per acre), 13.6 acres of Low Medium Density residential (10-15 dwelling units per acre), 33.4 acres of Medium Residential (15-30 dwelling units per acre), and 10.1 acres of Medium High Residential (30-45 dwelling units per acre). A mixture of housing types is anticipated in conjunction with future projects and a potential yield of 1,694 dwelling units. In addition, the plan update would redesignate another 8.3 acres to Neighborhood Park and 11.8 acres to Neighborhood Commercial.

Applicant: CITY OF SAN DIEGO, PLANNING DEPARTMENT

Based on an Initial Study, it appears that the proposed project may result in significant environmental impacts in the following areas: Land Use, Biological Resources, Transportation/Circulation, Noise, Historical Resources, Aesthetic/Visual Resources/Community Character, Hydrology/Water Quality, Geology/Soils, Paleontological Resources, Public Services, and Public Utilities. In addition, based on the potential impacts of the project to the area, the City is holding a Environmental Impact Report (EIR) preparation meeting (scoping meeting) open to the public on Wednesday, May 19, 2004, beginning at 6:30pm. The meeting place is at the Otay Mesa Comfort Suites, 2351 Otay Center Drive.

Attachments: **FIGURE 1: REGIONAL VICINITY MAP**
FIGURE 2: COMMUNITY PLANNING AREA W/PROPOSED NEIGHBORHOOD DEVELOPMENT IDENTIFIED

Distribution: **SEE ATTACHED**

Chris Zirkle, Assistant Deputy Director
Development Services Department